

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
October 31, 2005

PRESENT: Tom Cowan, Chairman
Rick Meahl
Terry Janicz
John Olaf
Andy Kelkenberg
Don Hoefler
Christine Falkowski, Planning Board Clerk

ABSENT: John Potera

The Planning Board meeting was called to order by Tom Cowan at 8:00PM.

One Lot Minor Subdivision – McNeeley Road - James I. Young, Jr.

Tom & Shanna McGreevy and Mr. Young attended the meeting. A drainage plan was submitted directly to Wendel Duchscherer. Wendel recommends approval with the following conditions:

- (1) The proposed subdivision will increase the run off peak flowing through the existing 12-inch culvert under McNeeley Road. The increase has the potential of increasing the flooding on the south side of McNeeley Road. The 12-inch culvert is the primary restriction to stormwater flow heading north. The Town should consider installing at a minimum an 18-inch culvert under McNeeley Road to alleviate ponding on the south side of the road. An 18-inch culvert at a 2% slope can handle upwards of a 25-year storm event. Discussions with the Town Highway Department indicate that they are planning on installing the 18-inch culvert during the Fall of 2005. If in the event the culvert is not installed during the 2005 construction season, the proposed home construction final site work should be put on hold until the culvert is installed during the spring 2006.
- (2) The design engineer must provide a letter certifying that the proposed drainage swale along the east property line has sufficient capacity to handle the difference in the amount of water discharged between the 10-year pre-developed storm and the 25-year post-developed storm (0.37 cfs).

Mr. Young indicated that the Highway Department was out there working today. Terry made a motion to approve the subdivision with the above condition, seconded by Rick:

Tom Cowan	- Aye
Terry Janicz	- Aye
John Olaf	- Aye
Rick Meahl	- Aye
Don Hoefler	- Aye
Andy Kelkenberg	-Aye

Special Use Permits in RA Zone for Home Based Businesses (April 4th recommendations to Town Board)

Minutes Review – Andy motioned to approve the minutes of October 17, 2005, seconded by John:

Tom Cowan	- Aye
Terry Janicz	- Aye
John Olaf	- Aye
Rick Meahl	- Aye
Don Hoefler	- Aye
Andy Kelkenberg	-Aye

Route 5 Overlay Zone – Checklist

The Rezoning Committee and Town Board will have a joint meeting on Monday, November 28th at 6:30PM for final amendments to the Overlay District, including signs, in preparation for a public hearing.

(1) Lot Minor Subdivision – Moore Road (Estate of Beatrice Cummings)

This application has been submitted for the November 21st meeting. The proposed building lot has been removed from the floodplain, but appears to be entirely in Federal wetlands. This item will be addressed at our agenda meeting on Thursday, November 17th at 8:30AM.

Next Agenda deadline: Thursday, November 10, 2005
Next Agenda meeting: Thursday, November 17, 2005
Next PB meeting: Monday, November 21, 2005

Christine distributed the updated Planning Board contact list.

Terry made a motion to adjourn the meeting at 8:40PM, seconded by Don and all approved.

Respectfully submitted,
Christine Falkowski, Recording Secretary